



TOWN RENTALS



01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,200 PCM



Elizabeth Court High Street, Polegate BN26 5EN

****AVAILABLE NOW** GROUND FLOOR**** Town Rentals are delighted to offer this 2 bedroom ground floor flat offering a spacious living room, modern kitchen/breakfast room, modern bathroom, gas central heating, double glazing, lock-up storage cupboard and private entrance. This property is enviably situated within Polegate's high street just a short walk to Polegate train station, bus routes and local amenities.

Main Features

- 2 Bedroom Ground Floor Flat
- Modern Kitchen/Breakfast Room
- Modern Bathroom
- Spacious Living Room
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £276
- TENANCY DEPOSIT: £1384
- COUNCIL TAX BAND: B
- 12 MONTH INITIAL TENANCY TERM - 6 MONTH BREAK CLAUSE
- EPC: D

Entrance Hall

With laminate flooring, clothes rail with storage above and doorway to -

Living Room

13'10" x 12'4" (4.24 x 3.78)

With fitted carpet, radiator, feature fireplace, TV point, window to front aspect and door to -

Kitchen/Breakfast Room

16'4" x 10'0" (4.98 x 3.07)

With laminate flooring, a range of wall and base units, ceramic one and a half bowl single drainer sink unit with mixer tap, gas hob, electric oven, cooker hood, integrated dishwasher, integrated washing machine, integrated fridge/freezer, radiator, frosted door to side aspect, 2 x window to rear aspect and archway to -

Inner Hall

With laminate flooring, storage cupboard and doors to -

Bathroom

With laminate flooring, low level WC, basin with mixer tap set in vanity unit, bath with mixer tap and wall mounted shower, part tiled walls, radiator and 2 x window to rear aspect.

Bedroom 1

12'3" x 32'1" (3.74 x 9.80)

With fitted carpet, radiator, TV point and window to front aspect.

Bedroom 2

8'9" x 10'2" (2.67 x 3.12)

With laminate flooring, radiator and window to rear aspect.

Outside

The property benefits from a lock-up storage unit.

Other Information

****Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above****

